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ABSTRACT

In February 1992, a survey was conducted of all 50 public colleges in the Illinois Community College System (ICCS) to gather information pertinent to the condition of the colleges' physical plants, such as financial data for fiscal year (FY) 1991 and budget estimates for FY 1992. Results of the survey, based on responses from 42 of the colleges, included the following: (1) the total replacement cost for the responding colleges was $1.51 billion for on-campus facilities, and $34.3 million for college-owned branch campus and extension centers; (2) the average replacement cost per gross square foot was calculated at $87, a figure lower than anticipated due to the colleges' extensive use of "temporary" buildings; (3) over 37% of the campuses indicated that efforts had been made to determine the extent of the deferred maintenance problem, with 66% using facilities audits, and the remaining 34% using life cycle component evaluations and other methods; (4) most ratings of the condition of campus buildings fell in the "adequate" category, while those of college infrastructure fell in the "needs some modification" category; (5) over half of the colleges indicated that their infrastructure had some "urgent need" for maintenance or renewal; (6) the colleges had budgeted a total of $13.4 million for renewal and replacement for FY 1992, a figure 26% higher than actual expenditures in FY 1991; and (7) systemwide, an estimated $32.9 million was needed to ensure that no deferred maintenance backlog existed at the end of FY 1992. An overview of the ICCS, the survey instrument, and a list of the responding colleges are appended. (MAB)

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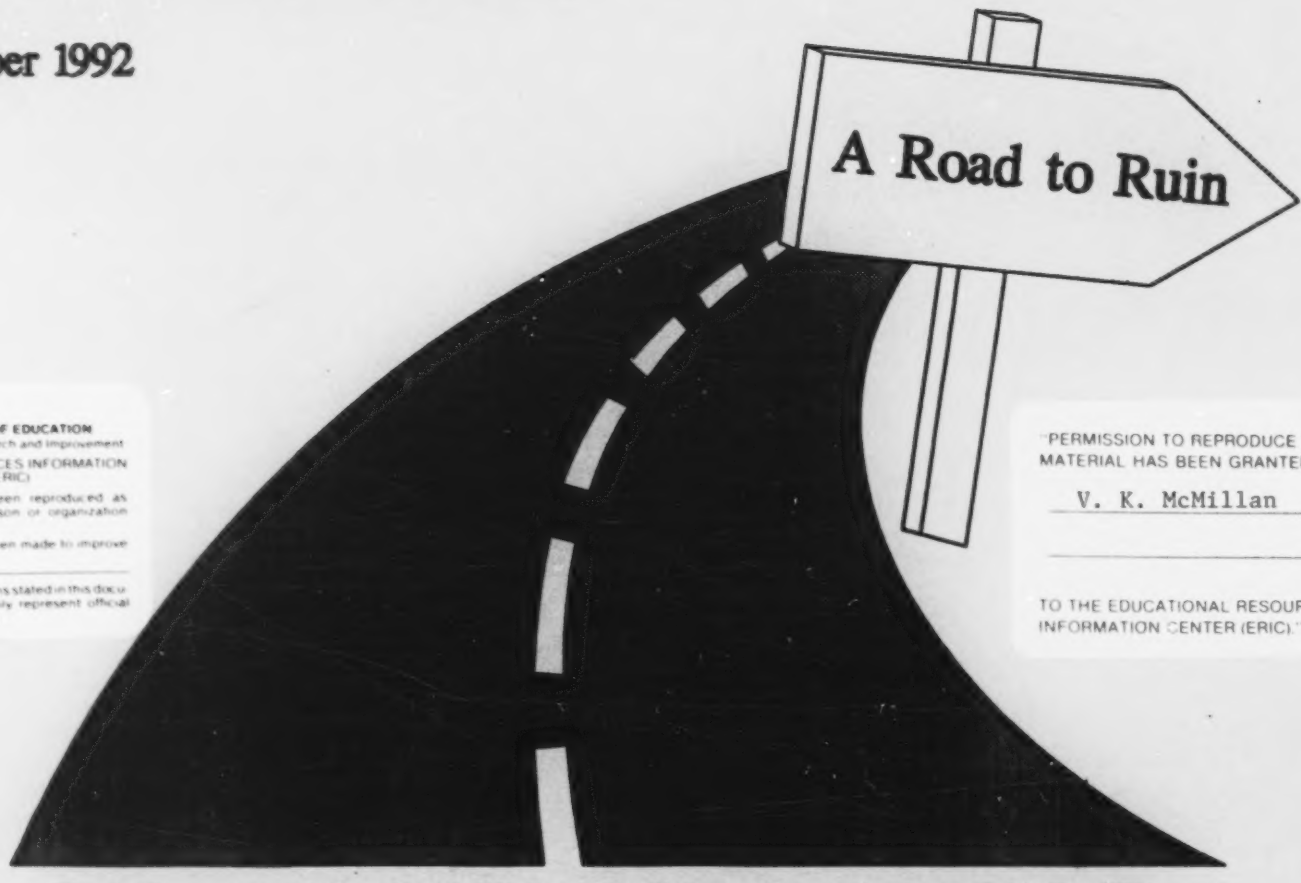
A Report on the Condition of Facilities at Illinois Community Colleges

September 1992



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A Road to Ruin
A Report on the Condition of Facilities at Illinois Community Colleges

The deteriorating condition of college and university facilities nationwide has been the subject of several recent studies. In 1989, the Association of Physical Plant Administrators (APPA), the National Association of College and University Business Officers (NACUBO), and Coopers & Lybrand published The Decaying American Campus: A Ticking Time Bomb. The research was the most comprehensive study of campus conditions since 1974 and focused national attention on the need to renew and revitalize America's higher education campuses. "Time Bomb" quantified the severe deferred maintenance problem at a cost of $60 billion to renew and replace[1] non-functional and worn-out facilities. More significantly, the "urgent need" for renewal and replacement (those items which place the facility at risk if left undone) was estimated at $20.5 billion. The study also revealed the significant investment higher education has in its facilities and estimated that it would cost in excess of $300 billion to replace the campuses. Illinois community colleges are among the institutions faced with this significant problem.

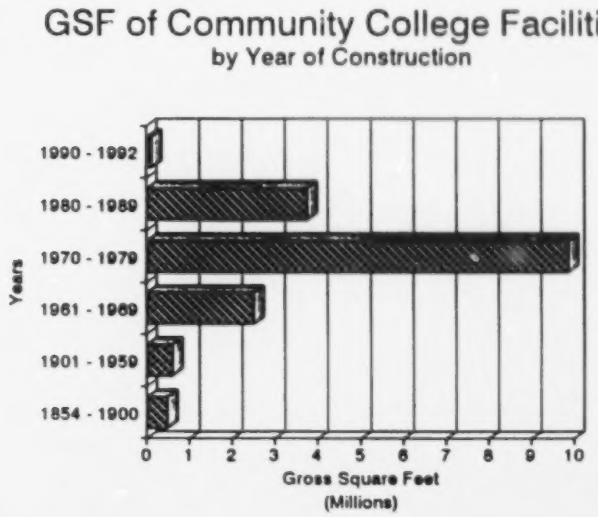
Until now only anecdotal information summarizing the condition of Illinois' community colleges was available. The Illinois Community College Board has conducted a Survey of Physical Facilities with the intent of quantifying the deferred maintenance problem in the state's public community college system. The information has been collected in similar formats to that of The Decaying American Campus: A Ticking Time Bomb with the hope that it will provide comparable results. This report will outline the extent of accumulated deferred maintenance existing in the Illinois system. The capital need and additional funding amounts associated with the deferred maintenance have been identified, as well as the specific facility areas which appear to have the greatest problems. In addition, the study provides an estimated replacement value for the system's facilities. It is hoped that this study will raise awareness of the condition of community college campuses and the significant threat posed to the facilities that serve the people of Illinois.

The survey instrument was pilot tested at five colleges. The results of the pilot were analyzed and several changes were made to the original survey. In February 1992, the survey was sent to all 50 Illinois public community colleges and 42 colleges returned a completed survey. Financial data for fiscal year 1991 and budget estimates for fiscal year 1992 were requested. Other questions addressed the current (February 1992) condition of the physical plants condition.

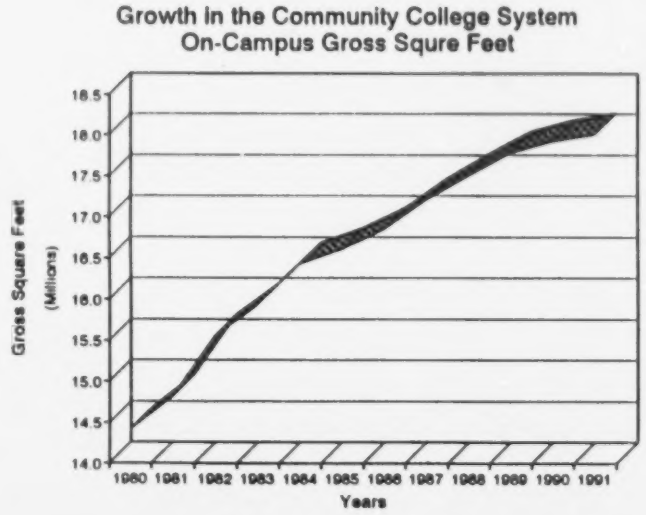
The System at a Glance

On July 15, 1965 the Public Community College Act became law. The Act established the Illinois Junior College Board

which was later renamed the Illinois Community College Board. While some of the colleges and their facilities had been established prior to 1965, the growth of the system and its facilities mushroomed between the late 1960s and 1980s. During the period between 1970 and 1979 approximately 60 percent of the system's facilities were constructed.[2] Growth of facilities and enrollments continued into the 1980s. Financial restrictions on state assistance substantially limited growth of new square footage in the late 1980s.



During the period from 1980 to 1989, community college facilities grew from approximately 15 million to slightly less than 18 million gross square feet. However, the percentage growth per year in new square footage declined annually from a high of 5 percent in 1981 to a low of .5 percent in 1989. In the fall of 1991, the system had over 18 million gross square feet of facilities to manage, operate and maintain.



Classrooms, laboratories and offices make-up 58 percent of the usable space on Illinois community college campuses. The remaining 42 percent includes eight other room-use classifications. These classifications have been adopted as defined in the Facilities Inventory and Classification Manual, published by the National Center for Higher Education Management Systems. The following table identifies the classifications and the net assignable square footage (NASF), as of fall 1991, for each category as well as a statewide average:

Room Use Classification	Total NASF	Statewide Average
Classrooms	2,021,701	40,434
Laboratories	3,288,661	65,773
Office	1,988,373	39,767
Study/Learning Resource	919,407	18,388
Physical Education	1,103,923	22,078
Special Use	532,300	10,646
Theater	241,761	4,835
General Use	1,305,237	26,105
Support	709,086	14,182
Health	21,446	429
Unclassified	298,074	5,961
Total	12,429,969	248,598
Gross Square Feet	18,012,961	360,259

Type of Facility	Total Acres	Statewide Average
Grounds	1812	36
Physical Education	583	12
Buildings	375	8
Experimental Plots	517	10
Other Instructional Areas	540	11
Parking Lots	698	14
Roadways	215	4
Retention Ponds and Drainage	192	4
Other	678	14
Unassignable Acreage	1658	33
Total On-Campus Acreage	7,268	146

In addition to the buildings, colleges own 7,268 acres of land. The following table includes the total acreage on community college campuses:

The two tables above represent a substantial investment in physical plant for the colleges. One key finding from the study is that the replacement value of all college owned facilities, excluding land costs, exceeds $1.4 billion. With an investment this large, college trustees and officials must not ignore the condition of these facilities. Deferring maintenance and not allowing for renewal ultimately will lead to the demise of the college. Harvey Kaiser, senior vice president for

facilities administration at Syracuse University, has stated one fundamental principle which should be on the minds of those responsible for the college: "The quality of higher education is largely dependent upon adequate facilities conditions. The academic enterprise does not exist without facilities and their condition is paramount to an institution's ability to sustain programs."[3] A decision to delay repairing the heating system or up-grading the chemistry laboratory may appear to be a low budget priority relative to other items, but the long term consequences must be considered.

Survey Results

Replacement Value

A key element for gaining an understanding of the physical plant's renewal and replacement needs is the replacement value. When the replacement value is combined with the total plant size, a basis for calculating the overall renewal need can be obtained.[4] In an effort to determine some value for the physical plant on Illinois community college campuses, the survey requested an estimate of the replacement value for all facilities. Replacement value was defined as the current dollar cost to reconstruct each square foot of existing facility space. This figure was determined most often (48 percent of the time) by the insured value. Other methods for determining the replacement value included appraised value, estimated value, book value, and the calculated replacement cost.

The total replacement cost for the 42 colleges responding to the survey totaled $1.51 billion for on-campus facilities and $34.3 million for college-owned branch campus and extension centers. Dividing the gross square footage (GSF) of facilities by the stated replacement cost at each campus reporting yielded an average replacement cost of $87 per GSF. Applying this figure to the total system GSF produces an estimated replacement cost of $1.56 billion dollars. When branch campus facilities are added to this figure, Illinois community college facilities represent approximately .5 percent of the total replacement cost for all American institutions of higher learning.

The $87 per square foot reconstruction cost is $14 lower than the $101 stated in the Decaying American Campus study. This lower figure may reflect two influences. Many of the college facilities were constructed when enrollment growth was the driving factor for new buildings. Most colleges constructed some type of "temporary" or interim campus buildings. Approximately 1 million GSF of temporary facilities are still in use today. The cost to construct these facilities is substantially less than permanent facilities. The fact that research laboratories and dormitories are not included in this study may be a second factor contributing to community colleges' lower replacement cost. Regardless of the difference, $1.5 billion represents a great investment in the facilities at Illinois community colleges which must be managed and maintained.

Facilities Audits

The colleges were asked if a survey had been conducted to determine the amount of deferred maintenance that existed at the time they completed the questionnaire. Over 37 percent indicated that efforts had been made to determine the extent of the deferred maintenance problem. Of those who indicated that surveys were done, 31 percent had conducted a survey during fiscal year 1991, 38 percent had

completed surveys during fiscal 1990, and 31 percent conducted surveys on an as-needed basis. In order to determine the cost of the maintenance backlog, 66 percent used a facilities audit while the remaining 34 percent used life cycle component evaluation and other methods.

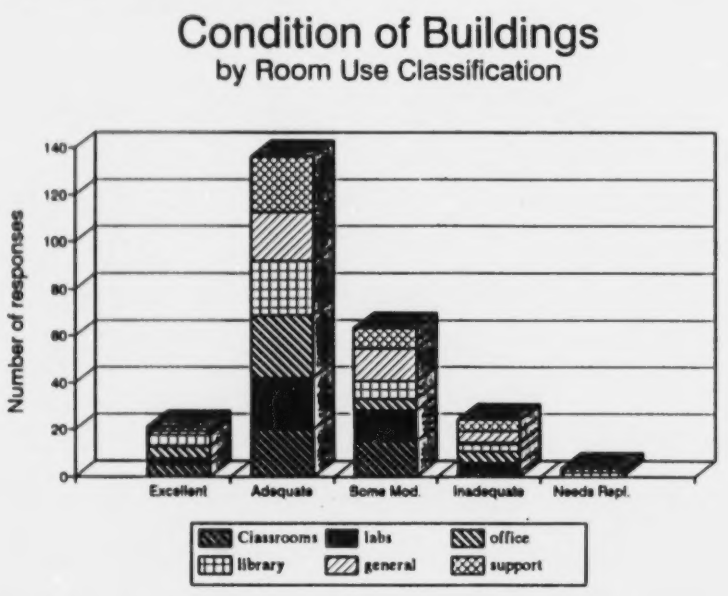
Colleges also were asked if they conducted facility audits to evaluate the functional adequacy, maintenance and physical condition of campus facilities. Of those responding, 36 percent do not conduct facility audits to assess these conditions. Slightly over 34 percent indicated that audits are done annually, 20 percent said audits are conducted periodically, and 10 percent do so on an as-needed basis.

This information indicates that only one-third of the colleges are actively addressing the physical conditions on campus on a regular basis. Rush & Johnson found that those "institutions which conduct facilities audits estimate higher levels of urgent need based on more knowledge."[5] With this type of finding and the limited number of colleges conducting audits, the problem in Illinois is likely to be even greater than indicated by this survey.

Facilities Conditions

The facilities of the institution are vitally important to a college's ability to carry out its mission. Ernest L Boyer stated, "But for a community of learning to function adequately, buildings and equipment are required. Without campuses, without facilities that are both useful and aesthetic, it would be impossible to carry on America's magnificent enterprise of higher education." Mr. Boyer continues, "... the quality of education is linked to the quality of facilities."[6] Thus, the condition of the classrooms and laboratories must be functional as well as up-to-date.

Colleges were asked to characterize the average condition of their buildings and infrastructure within five categories. The five categories ranged from excellent, which indicated that the facilities were modern and exceeded current standards, to replacement needed, indicating that the facility was both functionally inadequate and has reached the end of its useful life. The buildings category was divided by room use categories which included classrooms, laboratories, offices, library, general, support and special use. The infrastructure category included utilities, roadways, parking lots, HVAC, electrical, roofs, and other.



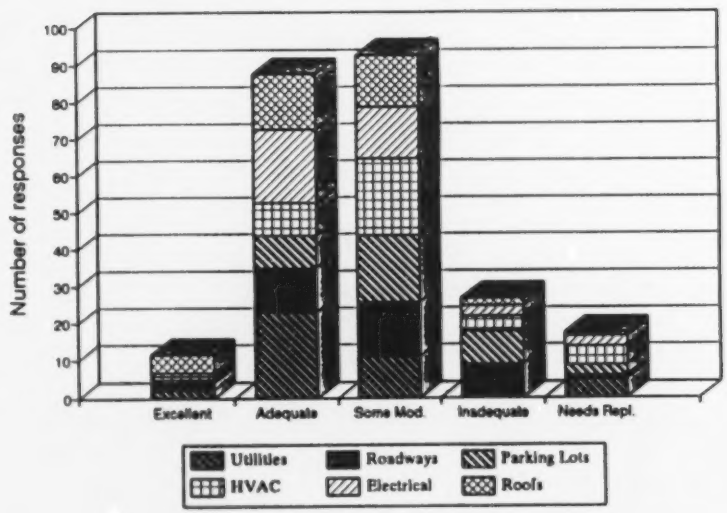
Most of the responses fell in the "adequate" category and the

second most frequent response was the need for "some modification". This demonstrates that in the opinion of the colleges, the majority of their space is adequate for the current use. However, in some areas, particularly classrooms, laboratories and general use space, renewal for planned repairs and maintenance work is needed to maintain the facility. The focus on the importance of classrooms and laboratories to the colleges may be evident in that no responses indicated that the average condition of their classrooms and laboratories was in need of replacement.

"Urgent need" was defined as repairs and renovations which place facilities at risk if left undone. This category would include a variety of items such as repairs to a leaking roof, modifications to an electrical system which would eliminate a fire hazard, and renovation to deteriorated structural items. The survey asked the colleges to estimate the percentage of buildings and infrastructure that was in urgent need. Approximately 64 percent stated that their buildings had no urgent need.

While the average condition of the buildings is "adequate", it appears the condition of the infrastructure is quite different. A greater number of colleges responded that their infrastructure was in need of "some modification" than those indicating "adequate" condition. Parking lots and roadways appear to need substantial alterations and repairs. Nine colleges indicated that the average condition of their roadways is "inadequate". A significantly higher number of colleges indicated that the HVAC system needed replacement. Similarly, three colleges stated that the electrical system should be replaced.

Condition of Infrastructure

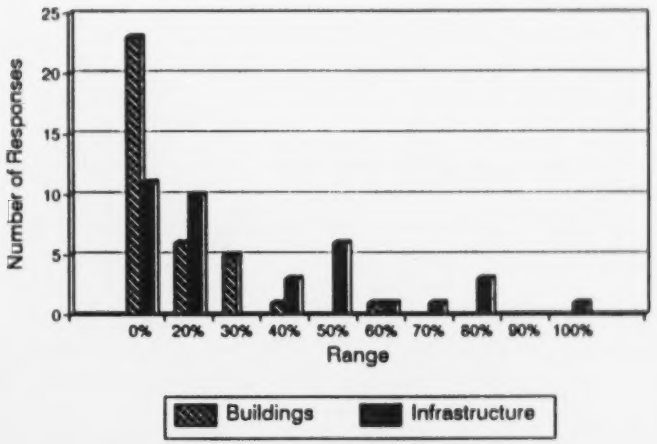


It appears that the facilities systems are beginning to deteriorate. Many of the buildings and building systems are over 20 years old and have reached the end of their useful life. Greater maintenance and renewal efforts are necessary in order to keep the facilities functioning at an ordinary and efficient level.

A much more serious situation exists with the amount of infrastructure reported in "urgent need". Only 30 percent of the responses indicated that the condition of their colleges' infrastructure does not have an urgent need. Over half of the colleges indicated that their infrastructure has some urgent need. It is particularly alarming to see the rather high

responses (16%) in the over 50 percent ranges. This is an indication that maintenance and renewal are desperately needed and that the problem is in its initial stages. It appears that the effects of the problem have not reached the buildings but the infrastructure and building systems are on the verge of disaster.

Percentage of Facilities In Urgent Need of Modifications/Repairs



Master Plan

One of the first steps in addressing the capital renewal/deferred maintenance problem is the realization that a serious problem exists. Logically, the next step is to plan for the revitalization of campus facilities as well as expansion for new physical plant needs. Facilities master plans at Illinois community colleges formerly consisted of a campus map with any future buildings shown as a dotted line. As capital funding became more scarce, many of the colleges have undertaken extensive reviews of their present and future space needs. Even with this renewed emphasis, renewal and adaptation as well as deferred maintenance are not always included in the master plan. Of the 31 colleges that have a master plan in place or under development, only eight said the plan included renewal, renovation and alteration costs. When asked if deferred maintenance was included in the plan, only three colleges stated that the costs for deferred maintenance were included. This is a further indication that the Illinois system is not fully aware of the extent or the potentially devastating problem presented by deferring physical plant renewal/maintenance.

Plant Funding Requirements

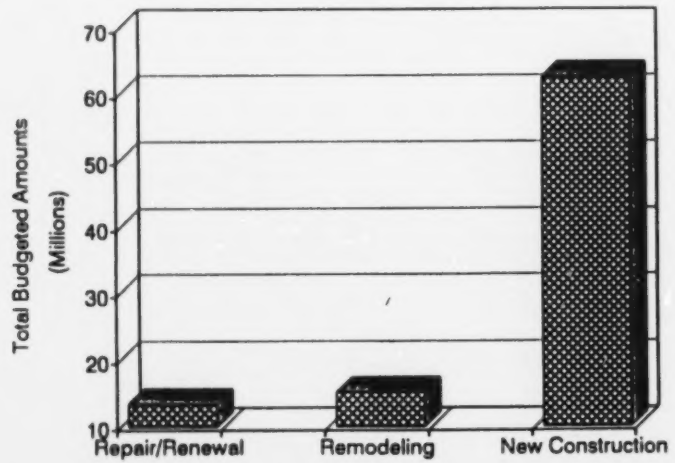
Illinois community colleges are addressing the renewal and replacement need on an annual basis. For fiscal year 1991, the colleges reported expenditures in excess of $10.6 million for systematic and cyclic repair and replacement requirements. These costs ranged from 1.6 percent to 23.2 percent of the total operations and maintenance budgets, and averaged 8.8 percent for all respondents. Funding to address the renewal need was continued for fiscal year 1992. The total amount budgeted for renewal and replacement was $13.4 million. This is a 26 percent increase over the actual expenditures for fiscal year 1991.

Even though colleges budget for renewal, emergency repairs often are necessary. Unscheduled major maintenance was defined as work costing over $2,500 and requiring immediate action to restore service or remove problems that would interrupt college activities. Over $2.1 million was expended

on these emergency repairs. Obviously, spending for these items was unavoidable and must have created a greater strain on the existing operations and maintenance budgets.

New construction is still the focus for plant funds. The colleges included in the study budgeted over $65 million for new construction and $15 million for renovations in fiscal year 1992. Adding new space will increase the demand on scarce operations and maintenance dollars. The potential for increasing the deferred maintenance problem may escalate if new space is added when funds are not adequate to maintain the current physical plant.

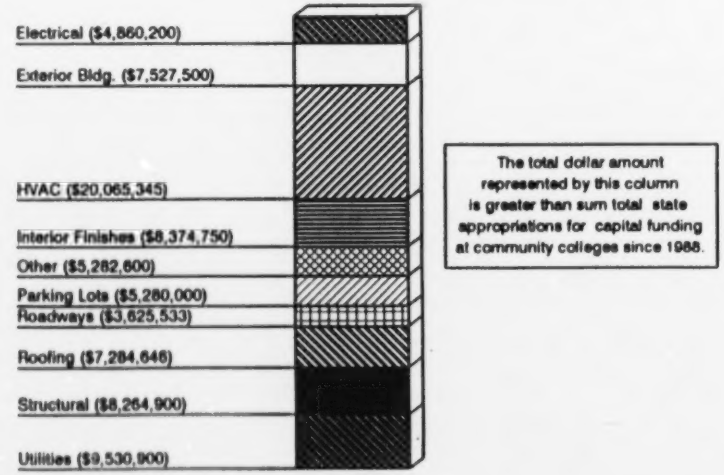
Budgeted Capital Expenditures
For Fiscal Year 1992



The colleges were asked if the current operations and maintenance budget levels adequately address any deferred maintenance concerns. An overwhelming 87 percent said no.

Only five colleges said that current budget levels will provide sufficient funding to keep up with the renewal and maintenance needs. When asked how the college's budget levels will affect the amount of deferred maintenance over the next five years, 81 percent of the colleges estimated that the amount of deferred maintenance will increase. Only one college felt that over the next five years their budget will provide enough funding to reduce the amount of deferred maintenance.

Distribution of Accumulated Deferred Maintenance Dollar Backlog


Electrical ($4,860,200)
Exterior Bldg. ($7,527,500)
HVAC ($20,065,345)
Interior Finishes ($8,374,750)
Other ($5,282,600)
Parking Lots ($5,280,000)
Roadways ($3,625,533)
Roofing ($7,284,646)
Structural ($8,264,900)
Utilities ($9,530,900)
The total dollar amount represented by this column is greater than sum total state appropriations for capital funding at community colleges since 1988.

A key to identifying the extent of the deferred maintenance problem is to quantify the cost of renewal. When quantifying

how much accumulated deferred maintenance exists, it also is important to determine where the problems are located. This will allow the colleges to assess the severity of the problem and provide some notion of institutional need as it is related to the colleges' missions.[7] The colleges were asked to estimate the approximate distribution of the accumulated deferred maintenance at the end of fiscal year 1991. The distribution is broken down between ten major facility systems and components. The colleges responded only to the categories where they believe a problem exists and renewal costs could be estimated. The responses to this question were startling: the survey indicates that the total cost to meet the maintenance need is over $80 million. This amount is $3.4 million more than the total state capital appropriations community colleges have received for the past six fiscal years. Equally shocking is that the problem appears to be in its infancy and is expected to increase over the next five years.

Just as alarming as the total amount of accumulated deferred maintenance is the funding required to prevent any further buildup. The colleges were asked what level of funding above the budgeted fiscal year 1992 operations and maintenance expenditures will be required to insure no deferred maintenance backlog at the end of fiscal year 1992. Systemwide it was estimated that $32.9 million would be needed to prevent any further buildup. This amount is in addition to the $13.4 budgeted for renewal and replacement. It will take two and one-half times the budgeted dollars to avert any growth of the problem.

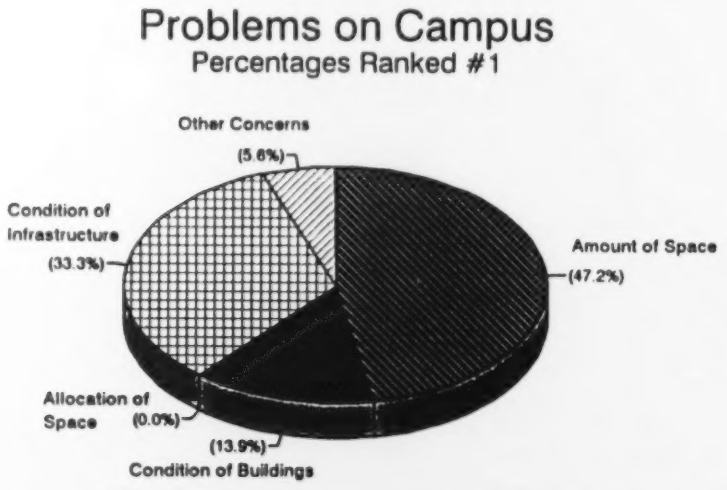
In addition to the costs related to the natural aging of facilities, federal, state and local regulations have mandated various improvements, and modifications. Approximately $15.9 million in regulation compliance costs are added to the renewal problem. Costs for renovations to increase accessibility make up 14 percent of the regulatory backlog. However, the largest and most costly component is asbestos work which is 82 percent of the $15.9 million in regulation compliance costs. Responding to these requirements effectively forces colleges to reallocate funds to compliance items and away from renewal work. This struggle will continue to face colleges as funding becomes more and more difficult to obtain.

Reasons for Problems

This report has focused on the problem of deferred maintenance. Obviously, the $80 million price tag is a dilemma which must be addressed. However, when asked what is the most pressing physical problem at the college, 17 of the 36 responding to the question stated that amount of space was the greatest problem. Twelve colleges indicated that their most pressing problem was the condition of the infrastructure. With growing enrollments and pressure to respond to the need for more space, colleges will face very difficult decisions on how to allocate precious dollars.

The reasons for facilities problems on campus may vary with the situation facing an individual campus. Common reasons for physical plant problems were sought, and the colleges were asked to rank the following reasons: poor design, poor construction, age of facilities, normal use and long term underfunding of the maintenance budget. The age of facilities was cited most often as the primary reason for problems. Long term underfunding and poor design were indicated half as often as the main reasons of physical plant problems.

These reasons support the finding that the amount of accumulated deferred maintenance will continue to rise. As the facilities continue to age and new space is desperately needed, the difficult choice of funding new or renewing existing facilities will persist as a major factor for colleges.



Seventeen colleges indicated that the amount of space on campus was the most pressing physical problem.

CONCLUSION

The financial and physical problem of accumulated deferred maintenance is only just beginning for Illinois' public community colleges. The majority of Illinois' community college facilities are about 20 years old. Many of the building's systems and component parts have reached the end of their useful life and are not being renewed or replaced at the same rate they are deteriorating. The accumulated deferred maintenance problem currently stands at an $80 million level and it is anticipated to rise. Currently, the cost for solving the problem is at five percent of the system's replacement value. Nationally, the cost of the deferred maintenance problem has been estimated at 20 percent of the replacement value. While Illinois' system has not reached this proportion, only half of the dollars needed to prevent any further deferred maintenance build-up are budgeted for replacement/renewal.

The deferred maintenance problem is not perceived as the college's main physical plant problem. Community college enrollments have been rising at an average rate of 3.2 percent for the past four years. With a greater demand for education, community college enrollments are expected to continue to grow, subsequently creating additional demands for new learning space. When funding is limited, the demand for new space competes for dollars needed for renewal. In fiscal year 1992, the Illinois system planned on spending $4 for new construction to each $1 on repair and renovation.

Colleges must make an effort to determine the extent of the deferred maintenance problem for their individual campus. Only 37 percent of Illinois' colleges have attempted to determine the amount of accumulated deferred maintenance

on campus. Comprehensive facilities audits should be undertaken to determine the current and future physical plant needs. Once these needs have been identified, trustees and administrators must strive to balance the funding needs for new construction as well as those for renewal.

Funding alternatives must be examined. Local allocation of funds for plant needs should be enhanced through new and supportive state funding. Since 1986, Illinois community colleges have received repair and renovation grants. While the grants are very useful and have been used extensively to make infrastructure repairs, the annual $3.6 million annual appropriation addresses only a small portion of the $80 million need. The colleges have used protection, health and safety funding extensively to make alterations and repairs to bring the facilities into compliance with building and fire codes as well as environmental regulations. Yet, there exists a gap between the uses and the amount of funds available for renewal.

In order for colleges to provide well educated members of society, adequate facilities must be a priority. The buildings must be modern and provide an educational environment conducive to learning. All partners in the educational community must become knowledgeable about the dilemma created by the need for new modern facilities and the necessity to maintain the current facilities investment. Educational leaders must meet the facility needs of the future while balancing the educational needs of the people of Illinois.

1. Rush, Sean C. and Johnson, Sandra L., The Decaying American Campus: A Ticking Time Bomb, APPA, 1989, p.12.

2. ICCB master facility data file.

3. Kaiser, Harvey, Financing Capital Maintenance, National Association of College and University Business Officers, 1990, p.7.

4. Rush & Johnson, The Decaying American Campus, A Ticking Time Bomb, APPA, 1989, p. 21.

5. Rush & Johnson, The Decaying American Campus: A Ticking Time Bomb, APPA, 1989. p. 37.

6. Boyer, Ernest L., "Buildings Reflect Our Priorities", Educational Record, Winter 1989, p. 25.

7. Hain, C. Stuart, "Reducing Backlogs With a Project Management Firm", Facilities Renewal at the Small College, APPA, 1991, p. 18.

Questions in this survey were modeled after those used in the study, The Decaying American Campus by the Association of Physical Plant Administrators, National Association of University and College Business Officers and Coopers and Lybrand. In some instances the questions have been adapted to address specific questions of the Illinois Community College Board.

Appendix A

Survey of Physical Facilities
Survey Instrument

Illinois Community College Board

SURVEY OF PHYSICAL FACILITIES

District Name_____ District Number_____ College_____

Respondent's Name_____

Respondent's Title_____

Phone Number (___)_____

Please read carefully the attached definitions before completing the survey. Use an X to mark the best answer or provide the specific dollar amount or percentage requested. A separate survey should be completed for each college. All dollar amounts should be rounded to the nearest thousand.

Replacement Cost

1. For fiscal year 1991 what was the total replacement cost (current dollar cost to construct new facilities with the same dimensions as existing facilities) of college-owned buildings (include long term lease-purchase agreements and Public Building Commission owned facilities), building systems, roadways, utility distribution systems, and excluding land costs?

   $_____ On Campus

   $_____ Branch/Extension Center(s)

   _____ Data Not Available

2. What is the basis for the replacement value figures cited?

   _____ Insured value
   _____ Appraised value
   _____ Facilities audit
   _____ Estimated value
   _____ Book value (from financial audit)
   _____ Other (please specify)_____

Facilities Audit

3. Has the college performed a survey or made an effort to determine the amount of accumulated deferred maintenance that currently exists?

_____ Yes _____ No

(If no, skip to question #6)

4. If yes, when was the last survey completed:

_____ Fiscal year 1991
_____ Fiscal year 1990
_____ Fiscal year 1989
_____ Fiscal year 1988
_____ Other (please specify) _____

5. If yes, what was the method used to determine the cost of accumulated deferred maintenance:

_____ Facilities audit
_____ Percentage of operations expenditures
_____ Percentage of facilities replacement value
_____ Life cycle of facility component systems
_____ Other (please specify) _____

6. Does your college conduct facilities audits to evaluate the functional adequacy, maintenance and physical condition of campus facilities? If so, how often are they conducted:

_____ Not conducted
_____ Annual basis
_____ Biennial basis
_____ Other (please specify) _____

Facilities Conditions

7. Characterize the average condition of the following areas within your institution's facilities:

Excellent - The condition of these facilities are modern and exceed current standards.
Adequate - Functionality and condition meet the current standards for use.
Some modification - Renewal for planned repairs and maintenance work is needed to maintain the facility.
Functionally inadequate - Alteration and renovation work is needed to modernize the facility for current use or standards.
Replacement needed - Both functionally inadequate and has reached the end of its useful life.

Place a mark in the column which best describes the average condition of each area or asset.

Buildings	Excellent Condition	Adequate	Some Modification	Functionally Inadequate	Needs Replacement
Classrooms	____	____	____	____	____
Laboratories	____	____	____	____	____
Offices	____	____	____	____	____
Library	____	____	____	____	____
General	____	____	____	____	____
Support	____	____	____	____	____
Special use	____	____	____	____	____
Infrastructure					
Utilities	____	____	____	____	____
Roadways	____	____	____	____	____
Parking lots	____	____	____	____	____
HVAC	____	____	____	____	____
Electrical	____	____	____	____	____
Roofs	____	____	____	____	____
Other (list)					
_____	____	____	____	____	____

8. Among college's buildings, building systems, roadways, and utility distribution systems identified in number 7 above as being in need of replacement, what percent are in URGENT NEED of repairs or renovation that place the facilities at risk if left undone?

Buildings Urgent Need _____% Infrastructure Urgent Need _____%

9. Characterize your college's facilities master plan. (Check all that apply.)

_____ Not applicable -- no master plan.
_____ Master plan in place.
_____ Master plan under development -- expected completion date _____.
_____ Master plan includes renewal, renovation and alteration costs.
_____ Master plan includes deferred maintenance costs.

Plant Funding Requirements - (Provide these amounts on a per college basis.)

10. Actual expenditures on "renewal and replacement maintenance" (systematic process to budget for known future cyclic repair and replacement requirements which extend the life and usable condition of facilities; e.g., roof replacement, equipment replacement...) during fiscal year 1991:

Expenditure	Percent of O&M Budget
$_____	_____%

11. Actual expenditures on "unscheduled major maintenance" (work costing over $2,500 and requiring immediate action to restore service or remove problems which will interrupt college activities such as loss of water, power, heating/cooling) during fiscal year 1991:

Expenditure	Percent of O&M Budget
$_____	_____%

12. Actual expenditures on "capital additions and improvements" (alterations and new construction funded from current funds) at the end of fiscal year 1991:

Expenditure	Percent of O&M Budget
$_____	_____%

13. At the end of fiscal year 1991, what is the approximate distribution of the current accumulated deferred maintenance dollar backlog at your college, as is located within the following building systems:

Utilities	$_____
Roadways	_____
Parking lots	_____
HVAC	_____
Electrical	_____
Roofing	_____
Structural	_____
Interior finishes	_____
Exterior building envelope (excluding roofing)	_____
Other (please specify)	_____
Total	_____

14. How much has been budgeted for renewal and replacement during fiscal year 1992:

$_____

15. How much has been budgeted for renovations and new construction during fiscal year 1992:

Renovations	$_____
New construction	$_____

16. Will the current operations and maintenance budget levels adequately address any deferred maintenance concerns at your campus?

_____ Yes _____ No

(If your answer to #16 was NO, please answer #16a)

16a. Assuming no accumulated deferred maintenance at the end of fiscal year 1991, what level above budgeted fiscal year 1992 operations and maintenance expenditures will be required to insure no deferred maintenance backlog at the end of fiscal year 1992:

$_____

17. How will the college's operations and maintenance budget levels affect the amount of deferred maintenance over the next five years:

____ Increase the amount of accumulated deferred maintenance.
____ Constant levels of accumulated deferred maintenance will remain.
____ Decrease the amount of accumulated deferred maintenance.
____ Not applicable -- deferred maintenance is not a problem.

18. Where estimates exit, provide the amount of funding that would be required to bring existing facilities into compliance with federal and state regulations concerning:

Asbestos (abatement, management,...)	$_____
Handicapped access (ADA, Section 504...)	$_____
Hazardous waste	$_____
Emission control	$_____
Other (please specify)	
_____	$_____
_____	$_____
No estimates for these alterations	_____

19. Which is the most pressing physical problem at your institution?
Rank the following items 1 - 5 with 1 most pressing and 5 least pressing.

____ Amount of space
____ Condition of buildings
____ Condition of infrastructure (utility distribution, roadways...)
____ Allocation/utilization of space
____ Other (please specify)_____

20. Which of the following problems is the most responsible for facilities problems at your institution?
Rank the following items 1 - 5 with 1 most pressing and 5 least pressing.

____ Poor design
____ Poor construction
____ Age of facilities
____ Normal use
____ Long-term underfunding of maintenance budget

Comments: _____

_____

_____

_____

_____

_____

_____

_____

_____

DUE DATE MARCH 16, 1992

Please return the survey to:
Illinois Community College Board
Attn: Greg Florian
509 S. Sixth Street, Room 400
Springfield, IL 62701

Questions in this survey were modeled after those used in the study, The Decaying American Campus by the Association of Physical Plant Administrators, National Association of University and College Business Officers and Coopers and Lybrand. In some instances the questions have been adapted to address specific questions of the Illinois Community College Board.

Appendix B

Listing of Public Community Colleges
Responding to the Survey

Illinois Public Community Colleges

Colleges	Colleges Responding To The Survey
Belleville	X
Black Hawk	
East	
Quad Cities	
Chicago	
City-Wide	X
Daley	X
Kennedy-King	X
Malcolm X	X
Olive-Harvey	X
Truman	X
Washington	X
Wilbur Wright	X
Danville	X
DuPage	X
Elgin	X
Harper	X
Highland	X
Illinois Central	X
Illinois Eastern	
Frontier	X
Lincoln Trail	X
Olney Central	X
Wabash Valley	X
Illinois Valley	X
Joliet	X
Kankakee	X
Kaskaskia	X
Kishwaukee	X
Lake County	X
Lake Land	X
Lewis & Clark	X
Lincoln Land	
Logan	X
McHenry	
Moraine Valley	X
Morton	X
Oakton	
Parkland	X
Prairie State	X
Rend Lake	X
Richland	X
Rock Valley	X
Sandburg	X
Sauk Valley	X
Shawnee	
South Suburban	X
Southeastern	X
Spoon River	X
State Comm. College	
Triton	X
Waubonsee	X
Wood	X

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